141.0	0003	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,030,200	/	1,030,200
USE VALUE:	1,030,200	/	1,030,200
ASSESSED:	1,030,200	/	1,030,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54	-56	WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAHEY JOSEPH M & JEAN B
Owner 2:	
Owner 3:	
Street 1:	54 WALNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FAHEY JOSEPH M & JOHN J -
Owner 2:	-
Street 1:	121 PARK AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,484 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7484.000	579,000		451,200	1,030,200
Total Card	0.172	579,000		451,200	1,030,200
Total Parcel	0.172	579,000		451,200	1,030,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.24 | /Parcel: 416.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

90804

GIS Ref

GIS Ref

Insp Date

03/09/18

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0003-0021.0

!10908!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	579,300	0	7,484.	451,200	1,030,500	1,030,500	Year End Roll	12/18/2019
2019	104	FV	427,700	0	7,484.	451,200	878,900	878,900	Year End Roll	1/3/2019
2018	104	FV	427,700	0	7,484.	399,600	827,300	827,300	Year End Roll	12/20/2017
2017	104	FV	401,600	0	7,484.	335,200	736,800	736,800	Year End Roll	1/3/2017
2016	104	FV	401,600	0	7,484.	335,200	736,800	736,800	Year End	1/4/2016
2015	104	FV	358,900	0	7,484.	290,000	648,900	648,900	Year End Roll	12/11/2014
2014	104	FV	358,900	0	7,484.	280,400	639,300	639,300	Year End Roll	12/16/2013
2013	104	FV	373,000	0	7,484.	266,800	639,800	639,800		12/13/2012

PRINT

Date	Time
12/11/20	01:08:46

LAST REV

Date	Time
07/19/19	11:18:32

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10908

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAHEY JOSEPH M	69760-374		8/11/2017	Convenience	1	No	No		
FAHEY CATHERINE	26653-548		9/18/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	90804
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2018	833	Porch	5,000	C				rebuild porch
5/31/2018	726	Heat App	11,000	C				
4/10/2018	397	Porch	7,000	C				
1/25/2018	96	Inter Fi	23,000	C				
1/25/2018	97	Dormers	23,000	C				
10/6/1998	706	Manual	4,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2019	Mail Update	MM	Mary M
3/9/2018	MEAS&NOTICE	HS	Hanne S
1/9/2009	Measured	345	PATRIOT
12/1/1999	Mailer Sent		
11/23/1999	Entry Denied	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7484		Sq. Ft.	Site		0	70.	0.86	8									451,165						451,200	

Total AC/HA: 0.17181 | Total SF/SM: 7484 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 451,165 | Spl Credit | Total: 451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.98000199
Adj $ / SQ:	187.804
Other Features:	117500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649063
Depreciation:	70099
Depreciated Total:	578964

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

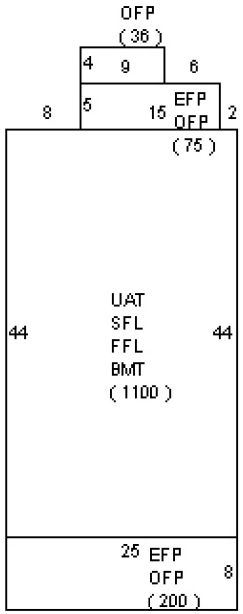
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.80
Special Features:	0	Val/Su Net:	139.15
Final Total:	579000	Val/Su SzAd	263.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	56.340	61,975
FFL	First Floor	1,100	187.800	206,584
SFL	Second Floor	1,100	187.800	206,584
OFP	Open Porch	311	21.370	6,646
EFP	Enclos Porch	275	36.380	10,005
UAT	Upper Attic	275	144.610	39,768

Net Sketched Area:	4,161	Total:	531,562
Size Ad	2200	Gross Are	4986	FinArea	2475
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0003-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	